HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- The market eased slightly in the Québec census metropolitan area (CMA), as the vacancy rate increased from 0.6 per cent in 2009 to 1.0 per cent in 2010.
- It was in Les Rivières that conditions eased the most, with the vacancy rate in this sector having climbed from 0.2 per cent last year to 1.4 per cent this year.
- The average rent for two-bedroom apartments rose by 2.6 per cent between the October 2009 and October 2010 surveys.

Figure 1

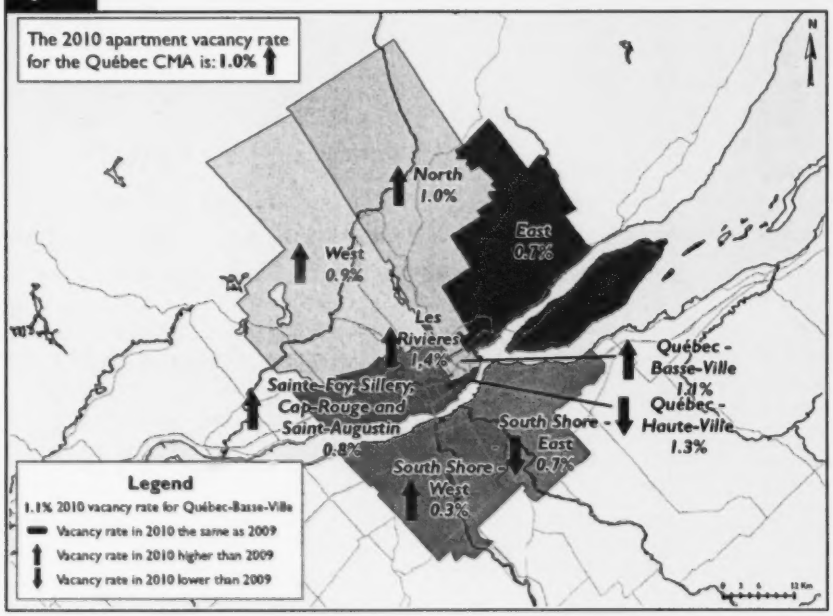
The 2010 apartment vacancy rate for the Québec CMA is: 1.0%
N
North 1.0%
East 0.7%
West 0.9%
Les Rivières 1.4%
Québec - Basse-Ville 1.1%
Québec - Haute-Ville 1.3%
Sainte-Foy-Sillery-Cap-Rouge and Saint-Augustin 0.8%
South Shore - East 0.7%
South Shore - West 0.3%
Legend
1.1% 2010 vacancy rate for Québec-Basse-Ville
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009
0 3 6 12 Km

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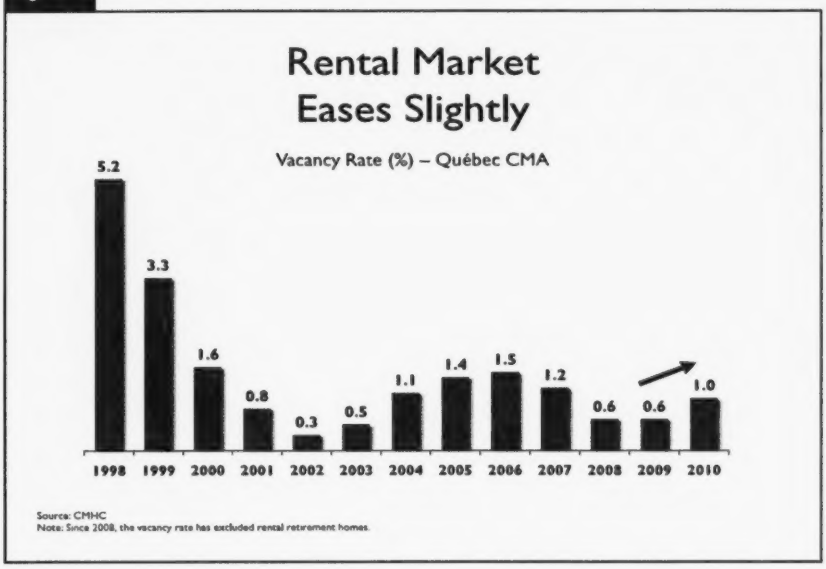
Figure 2



Market eases slightly

According to the results of the Rental Market Survey conducted by CMHC in October, the market eased slightly in the Québec CMA, as the vacancy rate increased from 0.6 per cent in October 2009 to 1.0 per cent in October 2010.

The easing observed in 2010 resulted mainly from two factors: the increase in supply between the last two surveys and the movement to homeownership—stimulated in part by the low mortgage interest rates. It is likely that a significant number of first-time buyers entered the existing or new home market at the end of 2009 and in 2010. These households therefore vacated some dwellings on the rental market. That being said, the easing was slight, as the factors driving up demand, namely, the robust job market and the strong migration, remained very present in the Québec area.

Québec is the urban centre with the lowest unemployment rate in the country. The vigorous employment allows, among other things, for the formation of young households, most of whom choose to rent. This vitality observed on the job market also creates an attraction effect on labour from outside the CMA. In fact, with more than 5,500 new residents added to the area's population in 2009, net migration was significant, and should remain strong in 2010 and 2011, as well. It is estimated that newcomers less frequently access homeownership in the short term. The major arrival of new residents therefore creates upward pressure on the rental housing demand.

The tight rental market conditions continue to prevail year after year, even though a slight easing was observed this year. In fact, in the last ten years, the vacancy rate has hovered between 0.3 per cent and 1.6 per cent. This is a situation that reflects both the economic strength of the CMA and the fact that supply did not change in line with the substantial demand.

The Québec CMA had one of the tightest rental markets in Canada, along with Winnipeg, where the vacancy rate reached 0.8 per cent.

Across Quebec, rental market conditions eased in three CMAs: Québec, Trois-Rivières and Sherbrooke. While, in the Québec CMA, the easing was slight, conditions softened more significantly in Sherbrooke (vacancy rate of 4.6 per cent in 2010, versus 3.9 per cent in 2009) and Trois-Rivières (vacancy rate of 3.9 per cent, versus 2.7 per cent). Rental market conditions in the province's other three metropolitan areas (Montréal, Gatineau and Saguenay), for their part, remained stable.

Supply more abundant

Starts of rental housing (excluding retirement homes) increased significantly between 2008 and 2009, rising from 501 to 1,054 units. As well, the number of units completed during this period also posted a major gain, climbing from 503 to 1,019 units. These newly completed dwellings were therefore added to the survey universe, and the rental market data consequently reflected the impact of this increase in supply. This more abundant supply partly accounted for the easing trend on the market in 2010.

Easing more pronounced in certain sectors

Across the territory, a few interesting results could be observed. It was in Les Rivières that conditions eased the most, with the vacancy rate in this sector having climbed from 0.2 per cent last year to 1.4 per cent this year. It should be noted that it was in this zone that supply particularly grew. In fact, 31 per cent of the rental dwellings completed recently—between July 2009 and June 2010—are located in Les Rivières (317 units). Val-Bélair and Charlesbourg were also among the sectors where market

Figure 3

conditions eased more significantly, and supply also rose in these two market zones.

As well, the eastern part of the South Shore (Lévis, Pintendre, etc.) saw rental market conditions tighten slightly, as the vacancy rate there fell from 0.9 per cent to 0.7 per cent. Conditions in the other zones of the CMA either eased very slightly or remained relatively stable.

Bachelor units: market conditions less tight

Bachelor apartments had a higher vacancy rate than units of other sizes. The relation between the supply and demand of bachelor units therefore showed less tension. In fact, the vacancy rate for apartments of this type was close to 2 per cent this past October. This was particularly apparent in the Basse-Ville and Haute-Ville zones, where the vacancy rates for such units reached 3.1 per cent and 2.3 per cent, respectively.

Market softer for newer structures

It was in the case of structures built in 2000 or after that market conditions eased the most. For these buildings, the vacancy rate rose from 0.1 per cent to 1.2 per cent between 2009 and 2010. This result was likely related to the recent increase in supply (many rental units are still in their absorption phase) and to the fact that these apartments generally command higher rents.

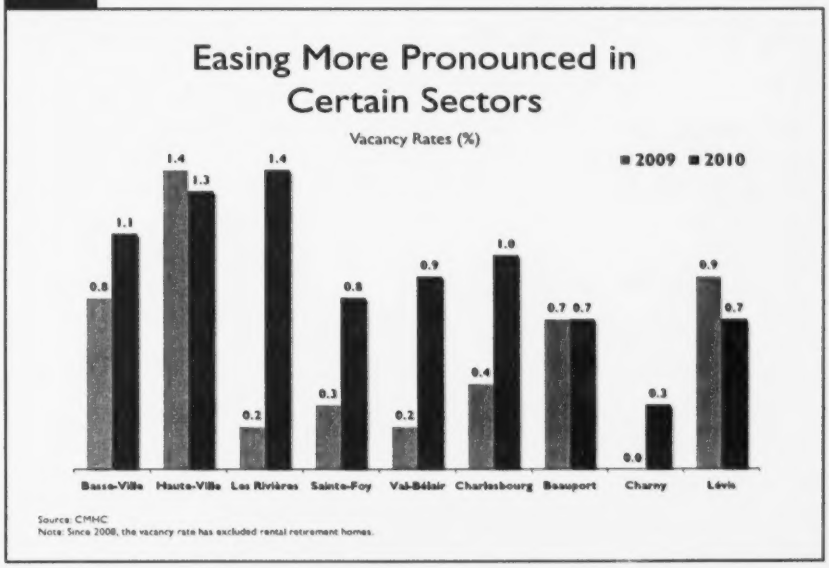
Conditions less tight for units with higher rents

Apartments renting for $1,000 or more were effectively the most difficult to rent out. In fact, the vacancy rate for these units was 1.8 per cent this past October. Apartments in the lower rent ranges had vacancy rates varying between 0.9 per cent and 1.0 per cent. Here again, this result was likely due to the recent increase in supply. All in all, the vacancy rates still remained relatively low on the whole, even for units in the higher rent ranges.

Rents vary across the CMA

In the Québec area, the average rent for two-bedroom apartments reached $692 this past October. Two market zones had higher rents[1] than the average for the CMA, namely, the Haute-Ville (+29 per cent) and

Figure 4



Sainte-Foy–Sillery–Cap-Rouge (+16 per cent). Conversely, the Basse-Ville, Beauport, Lévis and Charny zones had lower rents than the average (by 7 per cent to 12 per cent). The average rents in the Charlesbourg and Val-Bélair zones, for their part, were close to the average for the CMA.

The highest average rent in the CMA was for apartments with three or more bedrooms in the Haute-Ville zone ($1,042), while the lowest was for bachelor units in the eastern part of the South Shore.

Estimated change in average rent[2]

The average rent for two-bedroom apartments rose by 2.6 per cent between the October 2009 and October 2010 surveys. This increase was less pronounced than the hike registered between the 2008 and 2009 surveys (+3.5 per cent) and probably reflected the fact that the market has eased slightly since last year.

Market conditions to remain tight in 2011

In 2011, the dynamics on the rental market in the Québec CMA will be similar to the situation that prevailed this year. Supply will be significant and favour a certain easing of the market but will still come up against significant demand. In fact, the vigorous job market and high net migration will fuel demand for rental housing. All in all, conditions will stay tight in the CMA.

Finally, the average rent for two-bedroom apartments is expected to reach $721 in 2011.

Secondary Rental Market Survey

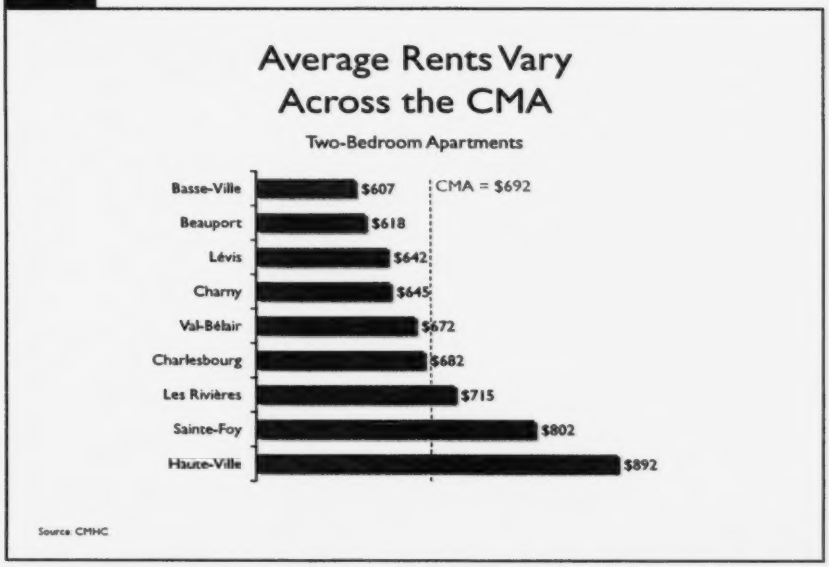
Since 2006, CMHC has expanded the Rental Market Survey to include information on rental condominium apartments in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec.

In October 2010, the Québec CMA had 21,718 condominiums, 1,766 of which were rental units, or 8 per cent of the total. This secondary rental market remained stable, with a vacancy rate that reached 1.7 per cent this fall, compared to 1.6 per cent in 2009. However, various changes occurred in the different sectors of the area. In fact, the South Shore market tightened, posting no unoccupied units in 2010, versus a vacancy rate of 0.7 per cent in 2009, while, in the Northern Suburbs and the Centre of the CMA, market conditions remained stable.

Market conditions were less tight in the Centre sector, as the vacancy rate there attained 2.2 per cent this past October. It should be specified, though, that this sector also accounts for the greatest share of the supply, with 64 per cent of the rental condominiums in the CMA.

The rents on the secondary market are higher than those on the traditional rental market. The average rent for two-bedroom apartments was $692 per month, while the average rent for comparably sized condominium units was $952 per month, or 38 per cent more. This is because condominiums generally differ from rental dwellings in several respects, often being more luxurious and including several services. As well, most of the rental condominium supply is located in the central part of the CMA.

Figure 5



[1] Average rent for two-bedroom apartments.

[2] It should be noted that CMHC now uses a measure (introduced in 2006) that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys.

NATIONAL VACANCY RATE DECREASED IN OCTOBER 2010

The average rental apartment vacancy rate in Canada's 35 major centres[3] decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantely renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535), and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019), and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

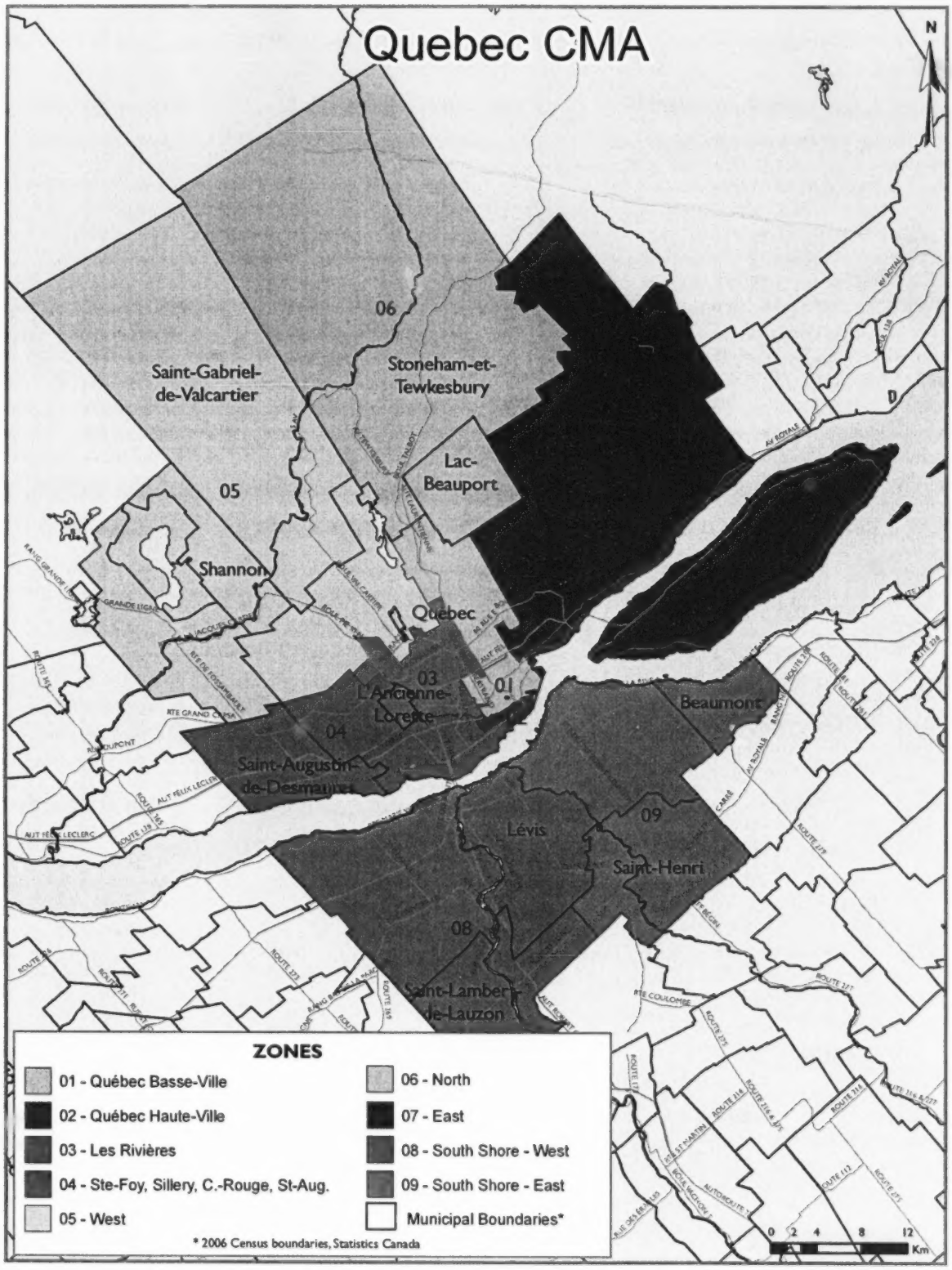
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent), and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent), and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent), and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385), and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[3] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Quebec CMA
N
06
Stoneham-et-Tewkesbury
Saint-Gabriel-de-Valcartier
Lac-Beauport
05
Shannon
Quebec
03
L'Ancienne-Lorette
01
04
Saint-Augustin-de-Desmaures
Beaumont
09
Lévis
Saint-Henri
08
Saint-Lambert-de-Lauzon
ZONES
01 - Québec Basse-Ville
02 - Québec Haute-Ville
03 - Les Rivières
04 - Ste-Foy, Sillery, C.-Rouge, St-Aug.
05 - West
06 - North
07 - East
08 - South Shore - West
09 - South Shore - East
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 2 4 8 12
Km

RMS ZONE DESCRIPTIONS - QUÉBEC CMA	
Zone 1	**Québec - Basse-Ville** - Districts of Saint-Roch, Saint-Sauveur, Vieux-Port, Cap-Blanc, Petit-Champlain and Vanier and sector of Limoilou.
Zone 2	**Québec - Haute-Ville** - Districts of Saint-Jean-Baptiste, Montcalm, Vieux-Québec and Saint-Sacrement.
Zone 3	**Les Rivières** - Districts of Neufchâtel, Duberger, Les Saules and Lebourgneuf and city of L'Ancienne-Lorette.
Zone 4	**Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin** - Sectors of Sainte-Foy, Sillery and Cap-Rouge and city of Saint-Augustin-de-Desmaures.
Zone 5	**West** - Sectors of Lac-Saint-Charles, Val-Bélair, Saint-Émile and Loretteville, cities of Sainte-Catherine-de-la-Jacques-Cartier, Lac-Delage, Lac-Saint-Joseph, Fossambault-sur-le-Lac and municipalities of Shannon and Saint-Gabriel-de-Valcartier.
Zone 6	**North** - Sector of Charlesbourg and municipalities of Lac-Beauport and Stoneham-Tewkesbury.
Zone 7	**East** - Sectors of Beauport and Île d'Orléans, city of Château-Richer and municipalities of Boischatel, L'Ange-Gardien and Sainte-Brigitte-de-Laval.
Zone 8	**South Short - West** - Districts of Saint-Nicolas, Saint-Rédempteur, Saint-Étienne-de-Lauzon, Charny, Sainte-Hélène-de-Breakeyville, Saint-Romuald, Saint-Jean-Chrysostome and municipality of Saint-Lambert-de-Lauzon.
Zone 9	**South Short - East** - Districts of Lévis, Pintendre and Saint-Joseph-de-la-Pointe-de-Lévy and municipalities of Beaumont and Saint-Henri.
Zones 1-9	**Québec CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - QUÉBEC CMA	
Sub Area 1	**North Centre** includes RMS Zone 1 (Québec Basse-Ville, Vanier), Zone 2 (Québec Haute-Ville), Zone 3 (Québec des Rivières, L'Ancienne-Lorette), and Zone 4 (Ste-Foy, Sillery, Cap-Rouge, St-Augustin).
Sub Area 2	**Northern Suburbs** includes RMS Zone 5 (Val-Bélair, St-Émile, Loretteville, etc.), Zone 6 (Charlesbourg, Stoneham, etc.), and Zone 7 (Beauport, Boischâtel, Î.O., etc.).
Sub Area 3	**South Shore** includes RMS Zone 8 (Charny, St-Romuald, St-Jean-Ch., etc), and Zone 9 (Lévis, Pintendre, etc.).
Sub Areas 1-3	**Québec CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec - Basse-Ville	**	3.1 d	1.1 a	1.2 a	0.5 b	1.0 a	0.1 b	0.4 b	0.8 a	1.1 a
Québec - Haute-Ville	**	2.3 c	2.0 b	1.1 a	0.7 b	0.6 a	0.4 b	2.0 c	1.4 a	1.3 a
Les Rivières	0.0 d	**	0.6 b	1.2 a	0.2 a	1.5 c	0.0 c	0.8 a	0.2 a	1.4 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	0.9 a	0.5 a	0.2 a	0.8 a	0.3 a	0.7 a	0.0 b	1.3 a	0.3 a	0.8 a
West	0.0 c	0.0 b	0.0 c	1.1 a	0.3 a	1.1 a	0.0 c	0.2 b	0.2 a	0.9 a
North	0.0 b	1.0 d	0.4 a	1.1 a	0.4 a	1.1 a	0.1 b	0.4 b	0.4 a	1.0 a
East	0.0 d	0.0 c	1.2 a	1.1 a	0.5 b	0.6 a	0.5 b	0.4 b	0.7 a	0.7 a
South Shore - West	0.0 d	**	0.2 b	0.5 b	0.0 c	0.2 b	0.0 c	0.0 c	0.0 b	0.3 a
South Shore - East	**	0.0 c	**	1.0 d	1.0 d	0.8 d	0.0 c	0.0 c	0.9 a	0.7 a
Québec CMA	**1.6 c**	**1.9 b**	**0.9 a**	**1.0 a**	**0.4 a**	**0.9 a**	**0.1 a**	**0.8 a**	**0.6 a**	**1.0 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec - Basse-Ville	420 a	442 a	501 a	517 a	597 a	607 a	689 a	717 a	567 a	585 a
Québec - Haute-Ville	539 a	554 a	704 a	734 a	881 a	892 a	1,006 a	1,042 a	782 a	809 a
Les Rivières	451 a	492 a	570 a	592 a	686 a	715 a	801 a	838 b	672 a	703 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	486 a	510 a	633 a	651 a	783 a	802 a	889 a	895 a	726 a	748 a
West	415 a	436 a	515 a	547 a	648 a	672 a	709 a	747 a	630 a	655 a
North	439 a	454 a	548 a	570 a	656 a	682 a	751 a	764 a	638 a	664 a
East	434 a	443 a	502 a	503 a	603 a	618 a	669 a	710 a	585 a	599 a
South Shore - West	491 a	497 a	504 a	521 a	626 a	645 a	714 b	726 b	618 a	632 a
South Shore - East	411 a	424 a	498 a	506 a	622 a	642 a	700 a	703 a	601 a	609 a
Québec CMA	**472 a**	**492 a**	**582 a**	**600 a**	**676 a**	**692 a**	**795 a**	**824 a**	**655 a**	**675 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Québec - Basse-Ville	37 c	1,194	49 a	4,118	87 a	8,648	8 b	1,986	181 a	15,946
Québec - Haute-Ville	26 c	1,121	35 a	3,204	16 a	2,520	30 c	1,515	106 a	8,359
Les Rivières	**	178	15 a	1,309	73 c	4,855	7 a	923	100 a	7,265
Ste-Foy/Sillery/C.-Rouge/St-Aug.	5 a	1,035	41 a	5,294	47 a	6,820	34 a	2,631	127 a	15,781
West	0 b	34	6 a	565	17 a	1,574	1 a	414	24 a	2,587
North	2 d	200	20 a	1,853	58 a	5,157	4 a	1,228	84 a	8,438
East	0 a	174	14 a	1,229	20 a	3,101	3 b	790	37 a	5,293
South Shore - West	**	51	3 b	634	7 b	3,272	0 a	432	14 a	4,389
South Shore - East	0 a	151	11 c	1,093	21 d	2,646	0 c	560	32 a	4,450
Québec CMA	**79 b**	**4,137**	**192 a**	**19,299**	**346 a**	**38,593**	**87 a**	**10,479**	**705 a**	**72,508**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec - Basse-Ville	2.4 c	3.4 c	1.8 a	1.5 a	0.9 a	1.0 a	0.1 b	0.5 b	1.2 a	1.2 a
Québec - Haute-Ville	3.4 d	3.0 c	2.9 c	1.7 b	1.5 c	1.2 a	1.0 a	2.2 c	2.2 b	1.8 a
Les Rivières	**	**	0.8 a	1.6 c	0.3 a	1.8 c	0.0 a	1.0 c	0.4 a	1.7 c
Ste-Foy/Sillery/C.-Rouge/St-Aug.	1.7 b	1.6 b	0.8 a	1.1 a	0.9 a	0.9 a	0.4 a	1.4 a	0.8 a	1.1 a
West	0.0 a	0.0 a	0.2 b	1.3 a	0.5 a	1.6 a	**	0.2 b	0.9 a	1.3 a
North	1.0 d	1.0 d	0.8 a	1.4 a	0.9 a	1.3 a	0.2 b	1.3 a	0.8 a	1.3 a
East	0.0 a	**	1.7 c	1.6 a	0.6 b	1.0 a	0.5 b	0.5 b	0.8 a	1.1 a
South Shore - West	0.0 a	**	0.2 b	0.5 b	0.0 c	0.2 a	**	0.0 a	0.1 b	0.3 a
South Shore - East	**	0.0	**	1.0 d	1.0 d	0.8 a	0.0 a	0.0 a	0.9 a	0.7 a
Québec CMA	**2.3 c**	**2.5 b**	**1.4 a**	**1.3 a**	**0.8 a**	**1.1 a**	**0.5 a**	**1.1 a**	**1.0 a**	**1.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Québec - Basse-Ville	4.9 b	2.8 c	4.4 c	1.5 a	2.3 c	3.5 c	4.0 c	1.9 c	3.7 b	2.3 c
Québec - Haute-Ville	5.0 d	++	4.0 d	**	**	1.4 d	4.2 d	++	4.5 d	++
Les Rivières	**	++	3.8 c	1.7 c	3.2 b	1.9 c	3.6 c	3.6 c	3.5 c	2.1 b
Ste-Foy/Sillery/C.-Rouge/St-Aug.	4.4 c	2.5 c	5.2 b	3.0 c	3.2 b	2.5 a	2.4 b	2.7 b	4.1 b	2.5 a
West	3.1 c	3.2 c	**	2.0 c	3.4 c	2.5 b	3.5 c	2.4 c	3.1 c	2.3 c
North	4.7 c	4.9 d	3.9 c	3.1 c	3.5 b	2.5 a	3.6 b	2.4 c	3.3 b	3.0 a
East	4.4 c	4.2 d	2.0 c	4.7 c	3.3 c	**	3.5 c	2.8 c	2.9 a	3.4 d
South Shore - West	1.1 d	2.9 c	2.9 c	1.4 d	2.8 c	2.4 a	4.0 d	1.8 c	2.7 b	2.1 b
South Shore - East	4.1 d	**	4.9 b	5.1 d	**	3.8 c	4.5 d	4.1 c	4.3 d	3.7 d
Québec CMA	**4.7 b**	**2.3 b**	**4.2 b**	**2.5 a**	**3.5 c**	**2.6 a**	**3.5 b**	**2.2 b**	**3.7 b**	**2.3 a**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Québec CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec CMA										
Pre 1960	**	2.9 c	1.4 a	0.9 d	1.1 a	0.4 b	0.2 b	1.3 d	1.3 a	1.0 a
1960 - 1974	0.9 a	0.9 a	0.9 a	1.0 a	0.5 a	1.2 a	0.2 b	0.8 a	0.6 a	1.1 a
1975 - 1989	0.2 b	3.8 c	0.3 a	1.1 a	0.2 a	0.8 a	0.1 b	0.5 a	0.2 a	0.9 a
1990 - 1999	0.0 c	0.0 c	0.0 c	0.8 a	0.0 b	0.6 a	0.0 c	0.6 b	0.0 b	0.6 a
2000+	**	**	0.1 b	0.9 a	0.1 b	1.5 c	0.0 c	0.4 b	0.1 b	1.2 a
Total	1.6 c	1.9 b	0.9 a	1.0 a	0.4 a	0.9 a	0.1 a	0.8 a	0.6 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Québec CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec CMA										
Pre 1960	440 a	457 a	542 a	549 a	625 a	624 a	789 a	821 a	609 a	622 a
1960 - 1974	482 a	511 a	582 a	602 a	664 a	676 a	770 a	796 a	638 a	656 a
1975 - 1989	486 a	502 a	594 a	613 a	666 a	687 a	777 a	819 a	659 a	681 a
1990 - 1999	568 b	531 b	623 a	620 a	699 a	714 a	782 a	755 a	694 a	699 a
2000+	**	629 c	733 b	768 b	832 b	848 a	1,010 b	1,056 b	847 b	870 a
Total	472 a	492 a	582 a	600 a	676 a	692 a	795 a	824 a	655 a	675 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Québec CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec CMA										
3 to 5 Units	**	**	1.1 d	**	0.9 d	0.2 b	**	0.5 c	0.9 a	0.5 b
6 to 19 Units	**	1.2 a	1.0 a	0.9 a	0.3 a	1.0 a	0.2 b	0.8 a	0.5 a	1.0 a
20 to 49 Units	0.6 a	2.6 a	0.6 a	1.2 a	0.4 a	1.0 a	0.2 a	0.9 a	0.5 a	1.2 a
50 to 99 Units	0.2 a	1.1 a	0.7 a	0.8 a	0.2 a	0.5 a	0.0 a	1.0 a	0.4 a	0.7 a
100+ Units	0.7 a	1.5 a	1.0 a	1.2 a	0.3 a	2.0 a	0.7 a	2.2 a	0.7 a	1.6 a
Total	1.6 c	1.9 a	0.9 a	1.0 a	0.4 a	0.9 a	0.1 a	0.8 a	0.6 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Québec CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec CMA										
3 to 5 Units	399 b	417 b	498 b	500 a	606 a	617 a	744 a	808 a	599 a	628 a
6 to 19 Units	425 a	448 a	519 a	533 a	638 a	653 a	757 a	774 a	623 a	640 a
20 to 49 Units	457 a	477 a	578 a	587 a	697 a	711 a	783 a	811 a	646 a	660 a
50 to 99 Units	517 a	528 a	653 a	668 a	838 a	849 a	979 a	989 a	750 a	764 a
100+ Units	606 a	637 a	784 a	822 a	971 a	1,005 a	1,219 a	1,210 a	868 a	905 a
Total	472 a	492 a	582 a	600 a	676 a	692 a	795 a	824 a	655 a	675 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Québec CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec - Basse-Ville	0.4 b	**	1.3 d	1.2 d	0.5 a	1.4 a	0.0 c	1.0 a	**	**
Québec - Haute-Ville	**	0.7 b	0.5 b	0.8 d	0.8 a	1.7 a	1.6 a	1.5 a	1.7 a	2.2 a
Les Rivières	**	**	0.2 b	1.0 d	0.5 a	1.7 a	0.0 a	0.6 a	n/u	**
Ste-Foy/Sillery/C.-Rouge/St-Aug.	**	0.0 c	0.3 b	0.9 a	0.3 a	1.1 a	0.3 a	0.5 a	0.1 a	0.6 a
West	0.0 c	**	0.5 a	0.7 a	0.0 a	1.8 a	**	0.0 a	n/u	n/u
North	0.0 c	0.5 b	0.3 b	1.2 d	0.5 a	0.8 a	0.4 a	0.9 a	0.9 a	1.0 a
East	0.5 b	0.6 b	0.5 b	0.5 a	1.5 a	1.7 a	0.0 a	0.0 a	n/u	n/u
South Shore - West	0.0 c	0.0 c	0.0 c	0.4 b	0.2 a	0.4 a	n/u	n/u	n/u	n/u
South Shore - East	**	0.0 c	0.3 b	1.2 d	0.2 a	0.1 a	**	**	n/u	n/u
Québec CMA	**0.9 a**	**0.5 b**	**0.5 a**	**1.0 a**	**0.5 a**	**1.2 a**	**0.4 a**	**0.7 a**	**0.7 a**	**1.6 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Québec CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec CMA										
LT $400	**	**	**	**	**	**	**	**	**	**
$400 - $549	0.9 a	1.3 a	0.9 a	0.7 a	0.8 d	**	**	**	0.9 a	0.9 a
$550 - $699	**	2.9 c	0.4 a	1.3 a	0.4 a	0.9 a	0.2 b	0.6 b	0.5 a	1.0 a
$700 - $849	0.7 a	4.8 c	2.1 b	0.7 a	0.3 a	1.0 a	0.1 b	0.8 a	0.4 a	1.0 a
$850 - $999	**	**	1.8 a	2.1 b	0.3 a	0.8 a	0.1 b	0.7 b	0.5 a	1.0 a
$1000+	n/s	**	4.7 d	2.8 c	0.9 a	2.4 b	0.5 b	0.6 a	1.3 a	1.8 b
Total	1.6 c	1.9 b	0.9 a	1.0 a	0.4 a	0.9 a	0.1 a	0.8 a	0.6 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Québec CMA - October 2010

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
North Centre	1.6 a	1.7 b	0.6 a	1.1 a
Northern Suburbs	2.0 c	2.2 b	0.4 a	0.9 a
South Shore	0.7 a	0.0 a	0.5 a	0.5 a
Québec CMA	**1.6 a**	**1.7 a**	**0.6 a**	**1.0 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Québec CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
North Centre	**	500 a	848 d	626 a	950 b	719 a	998 d	868
Northern Suburbs	n/u	448 a	**	544 a	854 d	661 a	**	743
South Shore	n/u	442 a	**	512 a	**	643 a	**	714
Québec CMA	**	**492 a**	**836 d**	**600 a**	**952 b**	**692 a**	**935 d**	**824 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Québec CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
North Centre	**	**	801 c	848 d	859 c	950 b	1,050 d	998 d	873 b	920 b
Northern Suburbs	**	n/u	654 c	**	**	854 d	**	**	729 c	835 d
South Shore	n/u	n/u	**	**	**	**	**	**	**	**
Québec CMA	**	**	762 c	836 d	829 b	952 b	979 c	935 d	839 b	907 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Québec CMA - October 2010

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Québec CMA				
3 to 9 Units	1.7 b	3.0 c	0.7 a	0.7 a
10 to 19 Units	6.4 c	0.0 b	0.4 a	1.1 a
20 to 49 Units	1.0 a	2.3 b	0.5 a	1.2 a
50 to 99 Units	0.8 a	0.5 a	0.4 a	0.7 a
100+ Units	1.0 a	1.1 a	0.7 a	1.6 a
Total	1.6 a	1.7 a	0.6 a	1.0 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Québec CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
North Centre	13,493	13,956	1,109 a	1,211 a	8.2 a	8.7 a	1.6 a	1.7 b
Northern Suburbs	4,909	5,645	363 a	386 a	7.4 a	6.8 a	2.0 c	2.2 b
South Shore	1,924	2,117	147 a	170 a	7.6 a	8.0 a	0.7 a	0.0 a
Québec CMA	**20,326**	**21,718**	**1,618 a**	**1,766 a**	**8.0 a**	**8.1 a**	**1.6 a**	**1.7 a**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Québec CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec CMA								
3 to 9 Units	4,125	4,861	315 a	379 a	7.6 a	7.8 a	1.7 b	3.0 a
10 to 19 Units	2,096	2,204	166 a	156 a	7.9 a	7.1 a	6.4 c	0.0 a
20 to 49 Units	5,894	6,369	540 a	604 a	9.2 a	9.5 a	1.0 a	2.3 a
50 to 99 Units	5,769	5,963	399 a	420 a	6.9 a	7.0 a	0.8 a	0.5 a
100+ Units	2,442	2,321	200 a	208 a	8.2 a	8.9 a	1.0 a	1.1 a
Total	20,326	21,718	1,618 a	1,766 a	8.0 a	8.1 a	1.6 a	1.7 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Québec CMA - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Québec CMA										
Single Detached	n/s	n/s	431 c	513 d	**	606 d	791 d	792 d	705 c	645 c
Semi detached, Row and Duplex	n/s	n/s	568 d	491 c	599 b	655 b	707 b	773 c	632 b	646 b
Other-Primarily Accessory Suites	n/s	n/s	448 c	496 b	606 b	601 c	701 b	617 c	580 b	564 b
Total	n/s	n/s	493 b	499 b	621 b	629 b	728 b	731 b	626 b	617 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Québec CMA - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-09	Oct-10
Québec CMA		
Single Detached	5,646 b	9,492 b
Semi detached, Row and Duplex	11,966 b	13,975 b
Other-Primarily Accessory Suites	10,850 b	13,217 b
Total	28,462 b	36,685 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

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DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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